

HOMES NSW – Maroubra

Architectural Response to Privacy Concerns for 38 Yorktown Parade

Prepared for
Homes NSW

Issued
05 February 2025

Gadigal Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

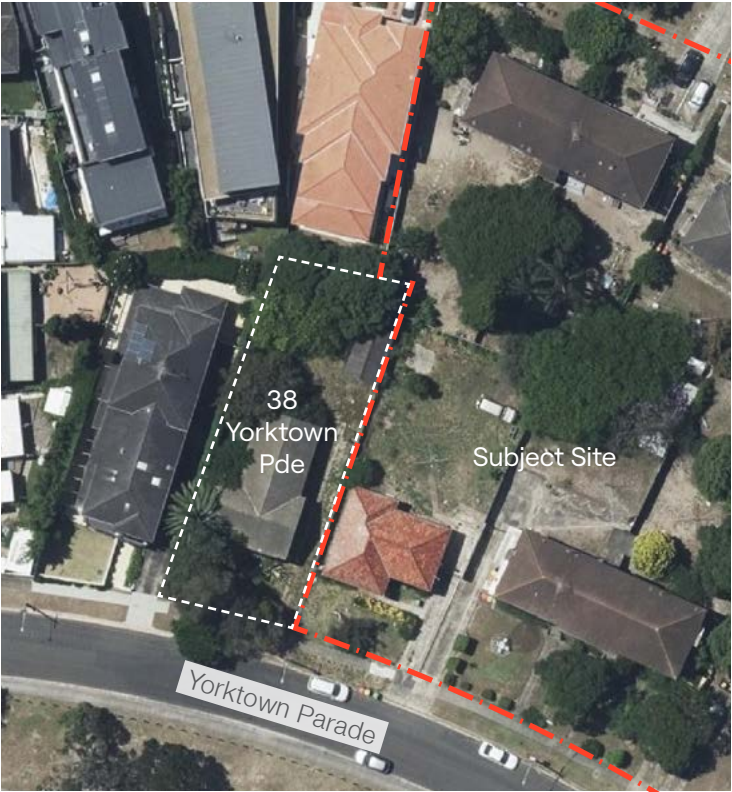
T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au



SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage our First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

Existing Site Photos - 38 Yorktown Parade

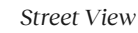


Aerial



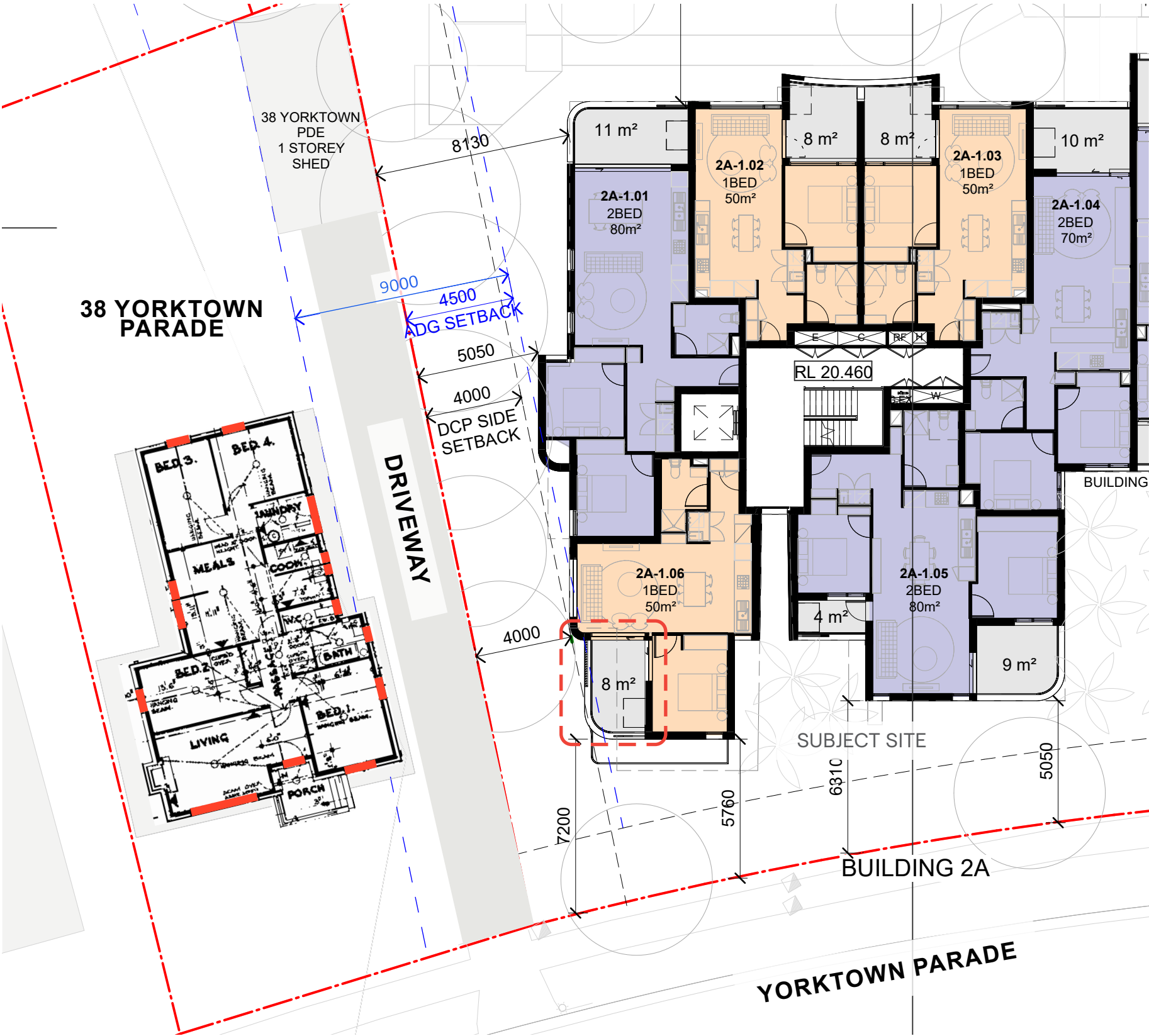
SJB



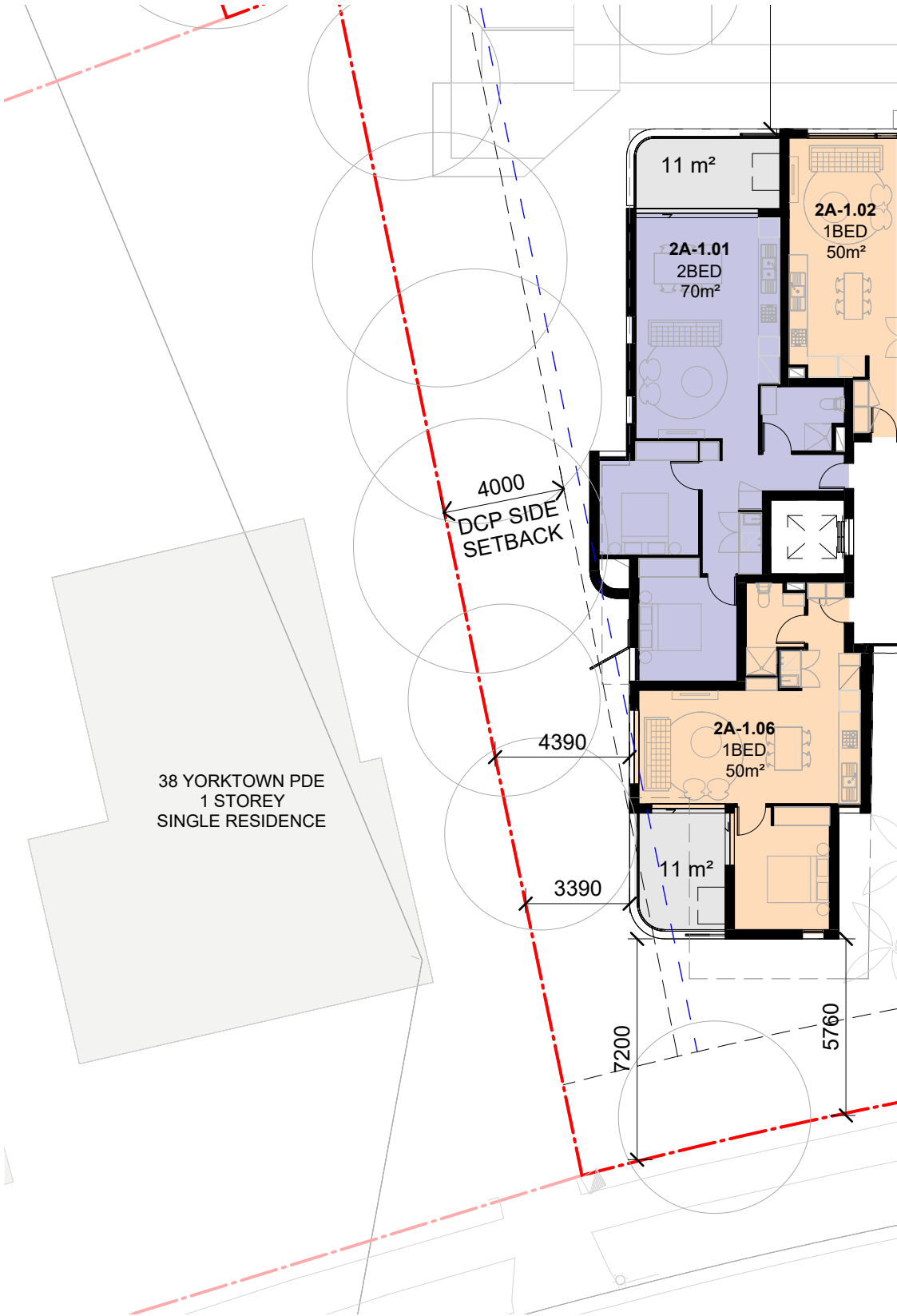


Detail of House Type BV222



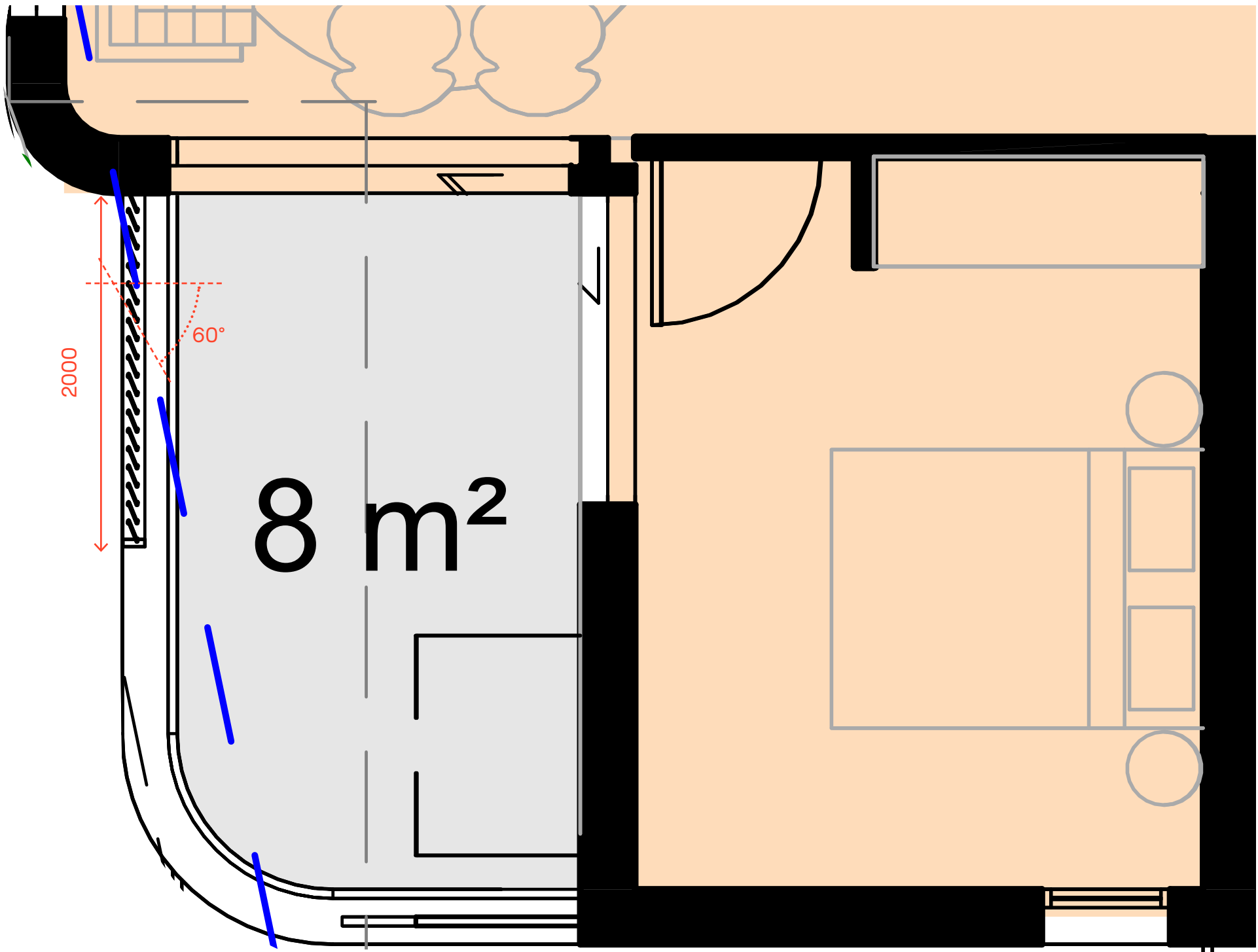


Proposed Amendment



Current DA

Privacy Screening Detail to Ground, L1 & L2 Balcony



Proposed Amended Balcony Plan with 60 Degree Louvres

View A



Current DA



Proposed Amendment



View B



Current DA



Proposed Amendment

Proposed 60 Degree Fixed Louvre Privacy Screen to Western Edge

Proposed Semi-Opaque Ribbed Glazing to Minimum 1500mm



View C



Current DA



Proposed Amendment

Proposed Semi-Opaque Ribbed
Glazing to Minimum 1500mm



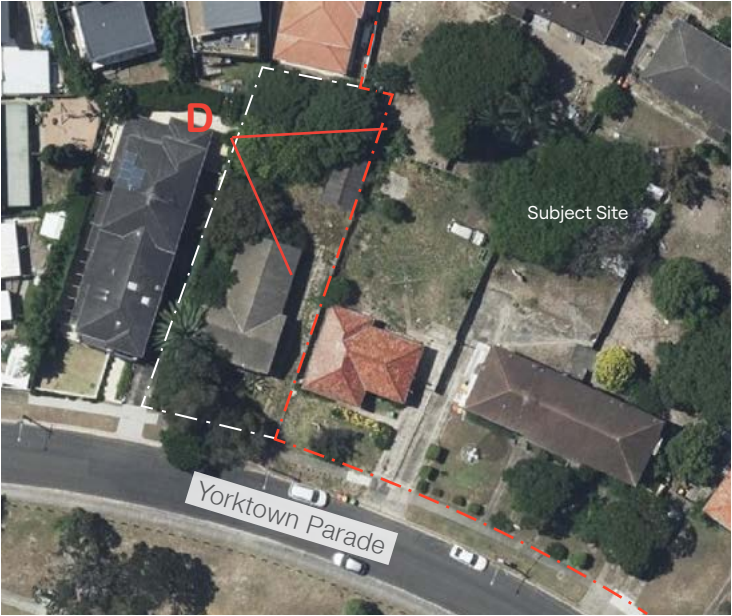
View D



Current DA



Proposed Amendment

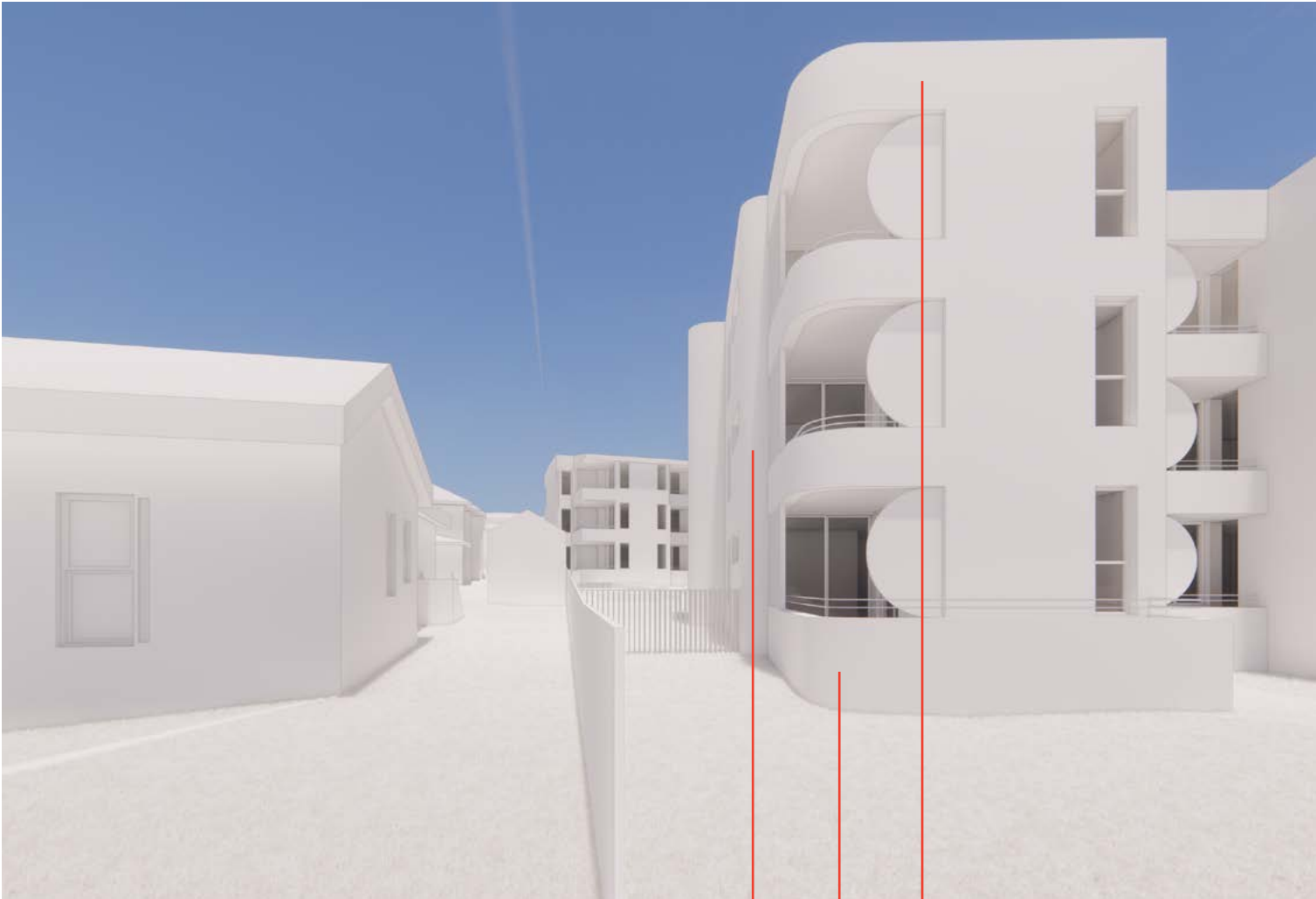


Proposed Semi-Opaque Ribbed
Glazing to Minimum 1500mm

View E



Current DA



Proposed Amendment

Overall reduction of building height by lowering the building 350mm

Curve added to ground level brick to outdoor balcony area

Further stepping to the building form introduced to better mediate the side boundary angle



SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



Gadigal Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E architects@sjb.com.au
W sjb.com.au